

James I. Alfriend Consulting Foresters, LLC

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Licensed Real Estate Broker, GA and SC
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LAND FOR SALE
BULLARD PLACE TRACT
148.83 ACRES
COLUMBIA COUNTY, GEORGIA

The Bullard Place Tract is located on the west side of Dozier Road, .5 mile from the Cobbham/Dozier Road intersection. This area is primarily rural home places for longtime property owners, with the landscape timber stands and open fields. The Bullard Place and adjoining properties have benefited from excellent land stewardship over the years.

The Bullard Place Tract has been a long term investment vehicle with timber production. An acreage summary is as follows:

Marketable Pine	53.00 acres
Planted Pines (2015 – 10 years old)	76.00 acres
Hardwood	<u>19.83</u> acres
Total	148.83 acres

The tract was surveyed in 2000 by John A. McGill. Please refer to enclosed forest type map.

Timber stands are productive and the 2015 planted pines can be thinned in 5 to 6 years. Timber volumes are available upon request.

The tract has multiple uses, rural residential, one-of-a-kind location, investment, recreation, timber management, and residential development.

The interior road runs from Dozier Road to Muddy Branch. Access across the creek is limited. The access point off Dozier Road is secured, and if you wish to visit the tract, please contact our office and we will make arrangements for the gate to be open.

PURCHASE PRICE
ONE MILLION FOUR HUNDRED THIRTY-FIVE THOUSAND, ONE HUNDRED DOLLARS
(\$9,642 PER ACRE)

Please contact our office for additional information.